



City of Seattle Preliminary Assessment Report

October 13, 2009

This report represents a preliminary determination of project requirements from various city departments based on project characteristics that you identified on the Site Plan and the Preliminary Application Form and also on your pre-application site visit (PASV). The city's goal is to provide you with as much information and assistance as possible prior to your permit application submittal. Complete and accurate application materials help to reduce the need for correction cycles that delay permit approval. This coordinated list of requirements and decisions has been created for you to use as reference for creating a more complete submittal package. The information in this report can also be utilized if you need to develop a street improvement plan (SIP) for submittal to SDOT for SIP Design Guidance and 90% completed SIP acceptance (see SDOT CAM 2200, 2201, 2211, 2212, 2213, and 2214).

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. The applicant is responsible for providing all required documents at the intake appointment. If you have questions about this report or PASV process, please contact the DPD Site Development Team at (206) 684-8860.

Note: A preliminary assessment is being conducted on all land use projects as well as new free-standing buildings (new construction). If you have a building project associated with your land use project, the preliminary assessment will not be repeated on the building project.

The applicant assumes full responsibility for determining all permit requirements and infrastructure improvements per applicable sections of the Seattle Municipal Code and the City of Seattle's Right-of-Way Improvement manual.

- If an SIP is required, SDOT must accept your 90% complete SIP before DPD construction intake (see CAM 2200, 2206, 2209, 2211, 2213, and 2214).
- If street improvements are required, you must obtain all necessary permits from SDOT.
- Street use permits are required for all work in the right-of-way (see SDOT CAM 2100).

Project Summary

AP/Project No.	6229256	Ground Disturbance	Y
Application Template	BLDG	PASV Required This Permit	Y
Application Type	CONSTRUCTION AND DEVELOPMENT	Date PASV Completed	10/07/09
Category	COMMERCIAL	PASV Done Under	
DPD Review Type	FULL	Permit Remarks	
Address	9645 M L King Jr Way S		
Location			
Zoning		Applicant	ALEXANDER SASONOFF 2201 SW 152ND ST BURIEN WA 98166 (206) 242-3735
King County APN			
Permit Status	Initial Information Collected		
Description of Work	Construct 2 Story Employee Bldg with Cartakers Qtrs, Carport, Demolish Existing Bldg.	Applicant Email	asasonoff@aol.com
		Linked AP/Project Nos.	
SDOT Project No			

For detail zoning information, click the on the King County APN number above, or visit <http://web1.seattle.gov/dpd/parceldata/> to find zoning details about your address.

Contact: Kathleen H Wilson, (206) 233-7932, Kathleen.Wilson@seattle.gov

ECA Mapping Unit and Type

This project site appears to include the following ECAs and/or buffers:

Steep slope
Potential slide
Liquefaction

Earth Disturbance

Project excavation or fill may require shoring, adjacent property owner's consent, or slopes steeper than 1h:1v. Include detailed cross-sections in the plans from the bottom of the excavation, including the work space outside the foundation, to the finished grade through the proposed structure on both directions of the foundation; include property lines on the cross-sections.

In addition, provide detailed cross-sections for: bottom of new foundation to south property line and to toe of slope to west

Provide geo-technical engineer's verification that temporary cut slopes can stand at greater than 1h:1v, or if shoring is required, provide submittals by geotechnical and structural engineers and show shoring system on drawings. If excavation encroaches on adjacent property, provide documentation of consent from property owner.

Show all retaining walls/rockeries: existing, to be constructed

Existing ROW Conditions

Street Conditions

M L KING JR WAY S

Street conditions:

Concrete paving

Curb conditions:

Concrete

Approximate curb height: 4 inch inches

42ND AVE S

Tree Protection

Trees greater than 6 inches in diameter are present on the site but not shown on the site plan. Show the dripline of 1) **all** trees on the site, 2) adjacent trees that encroach on the site that are greater than 6 inches in diameter and 3) **all** trees located in the adjacent ROW. Include common and scientific names for all trees shown. See Director's Rule 6-2001 and CAM 331.

within 25 feet of project area only

Construction Erosion Control

All projects, regardless of size, require erosion control in accordance with the requirements noted in the Stormwater, Grading and Drainage Control code (SMC 22.802015 and 22.8.2.016). The details noted below refer to details found on the Temporary Erosion and Sedimentation Control Standard Plan and the Construction Stormwater Control Technical Requirements Manual, which is available from DPD's Public Resource Center.

Show the following on the permit application Construction Stormwater Control Plan.

Place filter fabric (detail E3.10), straw bales, (detail E3.15), straw wattles, or other approved equal to control construction stormwater runoff.

Create construction non-disturbance area (detail E1.25) or buffer zone (detail 1.30) to minimize disturbed areas.

Show access to the construction site; show methods to protect the right-of-way from mud and dirt (detail E2.10)

Cover bare soil with straw, mulch, or matting (detail E1.10 and E1.15)

Cover stockpiles and bare slopes (detail E1.15 and E1.20)

A temporary erosion and sedimentation control (TESC) inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. Call (206) 684-8900 to schedule an inspection after your permit is issued.

Inspectors Notes

Inspector consulted J Mattoon, DPD Geotechnical Engineer. Show 2 foot topographic survey from SW corner of site 200 feet north and 200 feet east rather than for the entire site. (See Standard Submittal Requirements for Projects in an ECA section below).

Standard Submittal Requirements for Projects in an ECA

Submit a geotechnical report with the permit intake submittal package. Geotechnical report must be signed and stamped by a geotechnical engineer licensed in the State of Washington per SMC 22.804, SMC 25.09, and Directors Rule (DR) 33-2006

Delineate the clearing limits on the site plan

Provide a vegetation restoration plan per SMC 25.09.320, CAM 331 and CAM 331A. **Prior to any vegetation removal in the critical area, review, approval, and a preconstruction meeting is required**

Delineate the steep slope critical area on a site plan based on the survey (per SMC 25.09.020 A3b(5)). Provide area calculations for the steep slope delineation.

Show the steep slope buffer. Generally, the buffer is 15-feet from the top and/or toe of the slope

Construction activity area appears to be within the steep slope critical area and/or its associated buffer. A steep slope variance may be required (see SMC 25.09.180E.1)

Site is mapped as liquefaction prone. Geotechnical report and/or structural calculations are required to address liquefaction potential and, if needed, mitigation (see SMC 25.09.100)

Seattle City Light Requirements

Contact: Bob Hansen, bob.hansen@seattle.gov

Based on the information provided at this time, it does not appear that SCL has additional requirements to accommodate construction of your project. For electrical service design and connection questions, please refer to "Applicant Next Steps." Be advised that it is your responsibility to seek guidance from SCL should the scope of the project change or should you become aware of proposed construction in the right-of-way. Failure to contact SCL at your earliest convenience could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

DPD Drainage Requirements

Contact: Joseph P Berentsen, (206) 684-8613, Joe.Berentsen@seattle.gov

The following requirements are based on the current stormwater and side sewer codes. Major updates to these codes are expected in the fourth quarter of 2009.

Existing Public Drainage Infrastructure

Storm drainage main location: M. L. King JR. Way S.

Storm drainage main size: 12" Diameter

Drainage

The drainage point of discharge (SMC 22.802.015.C.1) is located at: Public storm drain system.

Wastewater

The wastewater point of discharge (SMC 21.16.070.B) is located at King County Metro Sewer Main.

All homeowners and building owners in King County's service area whose home or building was newly connected to the King County sewer system on or after Feb. 1, 1990 must pay a King County Capacity Charge. Further information is available online at <http://dnr.metrokc.gov/wtd/capchrg/>

Permanent and Temporary Dewatering

The footing drain (if part of building plan) point of discharge (DPD DR 3-2006/SPU DR 02-06 VII.H) is located at the following: Public storm drain system.

DPD Land Use Code Requirements

Contact: Samantha C Updegrave, (206) 684-3151, samantha.updegrave@seattle.gov

Street Requirements

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowmanual/manual/>). Show required street improvements on your

"enhanced site plan" at DPD permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to DPD permit application intake.

M L KING JR WAY S

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

42ND AVE S

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

Because full street improvements are not being required for this project, or the project qualifies for a reduced street improvement, a no-protest agreement is required. This form can be found at

http://www.seattle.gov/dpd/static/Covenant_Consenting_LID_LatestReleased_DPDS_006060.pdf

Other requirements: Per MUP #3004009

Notes to Applicant

A Street Improvement Exception may be available for 42nd Ave S, subject to interdepartmental review and approval. Please review SMC 23.53.015D3 and apply per CAM 205.

SDOT Requirements

Contact: Joel Prather, (206) 615-0772, joel.prather@seattle.gov

The City of Seattle's Right-of-Way Improvements Manual (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2004-02 may be accessed from SDOT's Street Use website at: http://www.seattle.gov/transportation/stuse_docs.htm. Whenever possible, specific reference notation for these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

Street Improvement Requirements

M L KING JR WAY S

Other requirements: no requirements per DPD LU.

42ND AVE S

Other requirements: no requirements per DPD LU.

SPU Requirements

Contact: Susie Larson, susie.larson@seattle.gov

Solid Waste

For all multifamily, commercial, and industrial properties, the requirements for solid waste storage and pickup are outlined in SPU CAM 1301, available on the web at:

http://www.seattle.gov/util/stellent/groups/public/@spu/@csb/documents/webcontent/cos_004542.pdf. For questions about solid waste requirements, contact Liz Kain, (206) 684-4166, Liz.Kain@seattle.gov.

Your project is fronted by a major arterial. An alternate location for pickup of your solid waste is required.

For questions about solid waste requirements, contact Liz Kain, (206) 684-4166, Liz.Kain@seattle.gov.

Other Requirements

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to DPD CAM 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7889.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or www.seattle.gov/neighborhoods/preservation to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to CAM 208 for information regarding the application requirements for a SEPA review and CAM 3000 for information regarding landmarks and historic preservation.

Applicant Next Steps

1. Please review the requirements set forth in this report.
2. Use Client Assistance Memos (CAMs), checklists and standards, and 5 Steps for a Successful DPD Application Submittal (available on the DPD website) for additional information.
3. Call or e-mail the appropriate contact if you have any outstanding questions.
4. If a SIP is required, you must submit it to SDOT to screen for acceptance a minimum of five days prior to DPD construction intake. DPD will not accept your application until this has been done.
5. Use the Seattle City Light website to obtain a range of information and services including the Requirements for Electric Service Connection (RESC), electric service applications and guidelines (<http://www.seattle.gov/light/newconstruction/>).
6. Contact an Electric Service Representative for your electrical service design and connection questions:
North of Denny Way (206) 615-0600
South of Denny Way (206) 386-4200
Large Commercial & Industrial (206) 233-7177
Service Applications (206) 233-APPS (2777)
7. If you have additional questions or need additional help, you may request a pre-submittal conference. For more information, call (206) 684-8850 or go to DPD's website for a copy of the pre-submittal conference application and instructions (http://www.seattle.gov/dpd/Publications/Forms/Building_Permit/default.asp).
8. When all issues have been addressed, you may schedule an intake appointment with DPD. Please bring a copy of this report.

The requirements and determinations set forth in this document are based on the following:

Details provided by the applicant on the preliminary application form and site plan submitted to DPD. If project criteria are changed before your SDOT SIP is designed and/or before your DPD intake, the requirements in this report are subject to change.

Current municipal codes and ordinances, which may be subject to change. If there are code changes prior to your DPD intake, the project must meet the new code requirements unless it is vested through a published master use permit (MUP) decision.

The scope of your proposed project as described in the preliminary application form. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.